

Capital Facilities Element

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Section I – Introduction

The Capital Facilities Element of the Comprehensive Plan consists of two portions: the 20-year plan and the 6-year program. The plan portion, which is this chapter, contains capital facilities related goals and policies that are consistent with other goals and policies of the Comprehensive Plan. The program portion, which is the Capital Facilities Program, contains an inventory of existing and proposed capital facilities, forecasts future needs for facilities for six years, identifies deficiencies in capital facilities and the actions necessary to meet such deficiencies, and contains a six-year financing plan. The Capital Facilities Program is a separate document.

Section II – Goal and Policies

In accordance with the community's desire for quality capital improvements, it is the goal of the City to:

Provide high quality, well maintained physical systems and facilities that serve the social, economic, cultural, safety, circulation, communication and other needs of the community, are available at the time of development to serve new growth and are equitably distributed.

The following policies provide guidelines and direction to achieve the goal, and direct future development, maintenance and improvement of capital facilities and services. They are categorized in seven main policy areas: adequate public facilities and services, funding for capital facilities, programming for capital facilities, maintenance of capital facilities, economic development and neighborhood revitalization, location and design of capital facilities, and urban growth area. These seven major policy areas have been approached from several directions. They must address the necessary state, regional and county coordination, they must address the capital facilities requirements of the Growth

Management Act, and they must relate to other planning areas such as land use, transportation and utilities. They must also carry forward the capital improvement requirements of the City of Tacoma.

Adequate Public Facilities and Services

Intent

It is the intent of the City to provide adequate public facilities and services, as efficiently and cost-effective as possible, to serve both existing and new development. Such facilities and services will be designed to meet the capital facility needs of the community and to support Tacoma's land use growth and development concept. In situations where the public facility is not owned directly by the City, the City will encourage the provision of adequate services and coordinate with the responsible agency.

Currently, there are twenty-three (23) types of facilities and services that the City provides or coordinates with other service providers to provide. Thirteen (13) of them are referred to as "public facilities" in the Growth Management Act and the County-wide Planning Policies, and are subject to the requirement of the City's concurrency management ordinance (TMC 13.16). They are roads, transit, potable water, electric utilities, sanitary sewer, solid waste, stormwater management, law enforcement, fire, emergency medical service, schools, parks and libraries. The other ten (10) are not subject to concurrency because their needs are not as directly related to existing population or growth in the city. These facilities include the airport, railway, port facilities, municipal buildings, municipal parking facilities, convention facilities, public assembly buildings, telecommunications, economic and community improvement, and community and human service.

The level of service (LOS) standards for all the above facilities are shown in the following tables. For facilities subject to concurrency, LOS standards are used to determine the need for such facilities, test the adequacy of such facilities to serve proposed development concurrent with the impacts of the development, and ensure that appropriate levels of capital resources are allocated. For facilities not subject to concurrency, LOS standards are helpful as a management tool.

Capital Facilities (Subject to Concurrency)	Level of Service Standard
Electric Utilities	Voltage level + or - 5%; Average annual system outage duration 75 minutes or less
Emergency Medical Services (EMS)	.000016 units per capita
Fire	.000109 apparatus per capita
Law Enforcement	.288580 square feet per capita
Library	.06 square feet per circulation
Parks <ul style="list-style-type: none"> Local Regional Open Space/Wildlife Habitat 	<ul style="list-style-type: none"> .003 acres per capita .007 acres per capita .002 acres per capita
Roads <ul style="list-style-type: none"> Arterial Corridors Port Area Arterials & All Other Arterials 	<ul style="list-style-type: none"> 85% arterial lane miles LOS "E" (.99 or better volume to capacity ratio) 85% arterial lane miles LOS "D" (.89 or better volume to capacity ratio)
Sanitary Sewers <ul style="list-style-type: none"> Maximum Month Flow Peak Hydraulic or Peak Instantaneous Flow 	<ul style="list-style-type: none"> 200 gallons per capita per day (GPCD) 400 gallons per capita per day (GPCD)
Schools <ul style="list-style-type: none"> Elementary (K-5th grade) Middle (6th grade) Middle (7th-8th grade) High (9th grade) High (10th-12th grade) 	<ul style="list-style-type: none"> 90 square feet per student 90 square feet per student 110 square feet per student 110 square feet per student 130 square feet per student
Solid Waste	1.13 tons per capita per year
Storm Water Management <ul style="list-style-type: none"> Drains < 24" Drains > 24" 	<ul style="list-style-type: none"> 10 year, 24 hour design storm 25 year, 24 hour design storm
Transit <ul style="list-style-type: none"> Auto Park & Ride Stalls Fixed Route Vehicles Shuttle Vehicles Vanpool Vehicles Transit Center Bays 	<i>(Per capita)</i> <ul style="list-style-type: none"> .00387 .0003132 .0001325 .0001704 .0001233
Water (Potable)	562 gallons per day per Equivalent Residential Unit (ERU)

Capital Facilities (NOT subject to Concurrency)	Level of Service Standard
Airport	100% of FAA requirement; 230,000 take-offs and landings
Economic and Community Improvement	As needed
Municipal Buildings <ul style="list-style-type: none"> City Government Community and Human Service 	<ul style="list-style-type: none"> .88 square feet per capita As needed
Municipal Parking Facilities	As needed
Municipal Railway (<i>Tacoma Rail</i>)	1.07 track feet per car (<i>staging yard</i>)
Port Terminal and Yard Facilities	4,200 twenty foot equivalent unit containers per acre
Public Assembly Buildings <ul style="list-style-type: none"> Exhibition and Convention Theaters, Arenas and Stadiums 	<ul style="list-style-type: none"> .988827 square feet per capita .180477 seats per capita
Telecommunications (<i>Click! Network</i>)	As needed

Policies

CF-APFS-1 Public Facilities

Maintain level of service standards for each type of public facility and provide capital improvements needed to achieve and maintain the standards for existing and future populations.

CF-APFS-2 Concurrency

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy or use, or within a reasonable time as approved by the City, without decreasing current service levels below locally established minimum standards.

CF-APFS-3 Level of Service

No development shall be approved which would result in a reduction in the adopted level of service standard for any needed public facility or service.

CF-APFS-4 Needs for Annexation Areas

Through long-range planning, anticipate utility and other public service needs of possible future annexation areas, and when feasible develop utility capacities to meet these needs.

CF-APFS-5 Growth Concept and Tiers

Provide facilities and services that are consistent with and support the growth and development concept and the designation of growth tiers.

Funding for Capital Facilities

Intent

The cost for building new projects and maintaining existing facilities is increasing beyond what cities can afford. Citizens are reluctant to tax themselves further to pay for expensive facilities unless there are compelling reasons for the improvements. State and federal grant funds are usually restricted to specific types of improvements and are often one-time funds for unique purposes. In spite of the financial obstacles facing local governments today, the City is obligated to provide funding for adequate public facilities and services to meet existing and future needs.

Policies

CF-FCF-1 Funding Sources

Review existing revenue sources and pursue all available funding sources for the development of capital improvement projects in order to optimally use limited City resources and meet existing and future needs.

CF-FCF-2 Funding Responsibilities

Ensure that existing and future developments pay for some or all of the costs of capital improvements or new facilities that are deemed necessary, by reason of their respective developments, to reduce existing deficiencies or replace obsolete facilities.

Programming for Capital Facilities

Intent

The City intends to coordinate the selecting and budgeting of all capital projects and to review, update and modify capital projects on a regular basis in order to ensure the provision of adequate public facilities and services. This will be done through the preparation of the Capital Facilities Program, which represents the City's multi-year financial plan for capital improvements.

The community's capital facility needs and the financial capacity will be reviewed systematically and regularly to facilitate appropriate and informed decisions regarding projects and expenditures. In reviewing capital facility needs, the needs of the county, region and state will also be considered. This systematic review must be consistent and contain all identified funded and unfunded capital projects.

The City has limited resources to allocate among the many capital facility planning areas. Available resources generally should be allocated in accordance with the following priority listing:

1. Remodeling, renovation or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for established levels of service.
2. New or expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand.
3. New facilities and improvements to existing facilities that eliminate public hazards not

otherwise eliminated by facility improvements prioritized under #1 or #2.

4. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six years. If the planned capacity of facilities is insufficient to serve all applicants for development permits, the projects should be scheduled to serve development in the following priority: (a) previously approved permits for redevelopment, (b) previously approved permits for new development, (c) new permits for redevelopment, and (d) new permits for new development.
5. New facilities and improvements to existing facilities that significantly reduce the operating cost of providing a service or facility or otherwise mitigate impacts of facilities on future operating budgets.
6. New facilities that exceed the adopted level of service standards for new growth during the next six years by either providing excess capacity that is needed beyond the next six years or providing higher quality facilities than usual City design specifications for the facility.

Improvements that provide levels of service beyond the adopted standards may be constructed. However, such improvements must not make improvements needed to achieve or maintain the adopted level of service standards financially infeasible and must be consistent with the goals and policies of the *Comprehensive Plan*.

This review of capital projects and their funding should be performed at least biennially as part of the City's budget process.

Policies

CF-PCF-1 Needs Assessment

Evaluate existing public facilities and community needs to determine necessary public capital improvements.

CF-PCF-2 Planning, Development and Coordination

Coordinate and cooperate with federal, state, regional and local jurisdictions, private industry, businesses and citizens in the planning, design and development of facilities serving and affecting the community.

CF-PCF-3 Demand Management

Provide conservation and demand management programs that reduce the demand on public facilities and maximize their levels of efficiency.

CF-PCF-4 Reassessing Land Use

Ensure that anticipated funding is adequate to finance needed capital facilities and in the event that funding is inadequate, make adjustments to the level of service standards, the land use element, the sources of revenues, or any combination, to achieve a balance between available revenue and needed capital facilities.

CF-PCF-5 Fiscal Impacts

Consider the fiscal impacts of major public projects or projects involving the expansion of capacity or service areas as a major factor in the selecting and budgeting of capital projects.

CF-PCF-6 Contingency Programming

Programming flexibility shall be provided for appropriate capital facilities projects to allow for contingent expenditures needed to respond to emergency situations or to obligate unexpected funds that become available.

Maintenance of Capital Facilities

Intent

Maintenance of capital facilities is important to protect the public's investment in them. A comprehensive maintenance program should at least contain the following three components: 1) an inventory and assessment of existing facilities; 2) a routine preventative maintenance schedule; 3) an evaluation of the maintenance needs concurrent with the requests for new facilities to determine whether the existing facilities can meet the community's capital needs without building new ones, whether the design and materials of the proposed facilities should be altered to result in future maintenance savings, or whether the proposed facilities should not proceed due to future maintenance concerns.

Policies

CF-MCF-1 Operational Efficiency

Encourage the development of capital improvement projects which improve the City's operational efficiency or reduce costs by increasing the capacity, use, and/or life expectancy of existing facilities.

CF-MCF-2 Operating and Maintenance Costs

Ensure that the operating and maintenance costs of a facility are financially feasible prior to constructing the facility.

CF-MCF-3 Maintenance First

Consider maintenance, replacement, rehabilitation or reuse of existing facilities to meet the projected needs before planning for major investments in new facilities.

Economic Development and Neighborhood Revitalization

Intent

The City intends to develop and sustain a safe, healthy and livable community, as well as a balanced and vibrant economy. Capital improvements are one of the most direct ways to help achieve this strategic priority.

It is the City's intent to strategically use public funds to assist and encourage private investment and development that will foster economic diversity and vitality and preserve quality neighborhoods. The City intends to allocate resources to strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize its neighborhoods.

Therefore, Tacoma intends to use its limited resources to its best advantage by strengthening the link between economic development planning and capital facilities planning, and emphasizing the support role that infrastructure and capital improvements provide to development and neighborhoods. Since a deteriorating infrastructure may well be an economic deterrent, it is desirable for the City to maintain its facilities to both attract and retain private enterprise and residents.

Policies

CF-EDNR-1 Economic Improvements

Encourage projects which stimulate the economy by expanding employment opportunities, strengthening the tax base or providing for private investment opportunities.

CF-EDNR-2 Improved City Image

Encourage the development of capital improvement projects that promote tourism and convention trade.

CF-EDNR-3 Neighborhood Revitalization

Encourage capital improvements in areas in need of neighborhood revitalization and provide services to neighborhoods at a level commensurate with the respective needs of each.

CF-EDNR-4 Conservation and Preservation

Emphasize capital improvement projects which promote the conservation, preservation or revitalization of commercial, industrial, residential, and natural habitat areas of the city.

CF-EDNR-5 Physical Improvements

Initiate and encourage programs that improve and maintain the physical environment of the business community.

CF-EDNR-6 Public-Private Partnerships

Encourage public-private partnerships to finance infrastructure and capital facilities which foster economic development and fulfill mutual interests of the public and private sectors.

Location and Design of Capital Facilities

Intent

Tacoma intends to meet the needs of the community by providing public facilities and services that are equitably distributed throughout the community; that are located and designed to be safe and convenient to the people they serve; that provide flexible use and maximum efficiency; and that are compatible with adjacent uses and the environment.

The Growth Management Act and County-wide Planning Policies require siting criteria to be developed for those facilities that are difficult to site, including both local and regional facilities. These facilities are known as essential public facilities.

The City realizes that all capital facilities, including those that are difficult to site, provide needed public services. Tacoma will coordinate with other jurisdictions in the region to site

capital facilities and will not exclude such facilities from its jurisdiction.

The City intends to consider aesthetics in the design of all public facilities subject to public view. Facilities should be located and designed to complement the aesthetics, social interactions and urban design of the community.

Policies

CF-LDCF-1 Siting of Facilities

Consider land use compatibility, capital facility needs and financial costs when siting essential public facilities.

CF-LDCF-2 Energy Conservation

Stress projects which are energy efficient or enhance energy conservation efforts by the City and its residents.

CF-LDCF-3 Public Health and the Environment

Protect public health, enhance environmental quality and promote conservation of man-made and natural resources through appropriate design and installation of public facilities.

Urban Growth Areas

Intent

The Growth Management Act states that cities should be the primary providers of urban services within urban growth areas. Tacoma intends to meet this provision of the Act by becoming the primary provider of capital facilities and services in its urban growth areas over time, at the same level of service standards as it provides within the City limits. For those facilities and services provided by the City in its urban growth area, Tacoma also performs the capital facility planning and programming through this document and the Capital Facilities Program.

Policies

CF-UGA-1 Provision of Urban Services

The City of Tacoma should be the primary provider of urban services within its designated urban growth area and will provide such services at the same level of service standards as it provides within the City limits.